

**MINUTES**  
**BOARD OF APPEALS**  
**Monday, August 17, 2015**  
**City Hall, Room 604**  
**5:30 p.m.**

**MEMBERS PRESENT:** Thomas Hoy - Vice-Chair, Greg Babcock, and Rob Marx

**MEMBERS EXCUSED:** Don Carlson - Chair

**OTHERS PRESENT:** Paul Neumeyer, Catherine Chevalier, Nick Lison, Mark Nysted, Bob Mach, Larry Skinkis, Jared Schmidt

**APPROVAL OF MINUTES:**

Approval of the July 20, 2015, minutes of the Board of Appeals.

A motion was made by G. Babcock and seconded by R. Marx to approve the July 20, 2015, minutes of the Board of Appeals. Motion carried. (3-0)

T. Hoy called the meeting to order and asked the Board if anyone needed to abstain from voting. All stated no. He then asked if any members had gone out to the properties. G. Babcock stated he went to all properties except for the Auto Plaza Drive property, R. Marx stated he did not visit any of the properties and T. Hoy stated he had been out to all properties. He asked if any members had spoken to anyone regarding the variance requests. All stated no.

**NEW BUSINESS:**

1. Catherine M. Chevalier, property owner, proposes to retain an existing driveway and expansion within a required side yard in a Low Density (R1) Residential District, located at 703 South Quincy Street. The applicant requests to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-1709, setbacks for parking, and Section 13-1705, driveway taper.

Catherine Chevalier – 703 S. Quincy St: C. Chevalier stated that their driveway is 50 years old and needs to be replaced. They currently have room to park two cars and an expansion will allow for another vehicle for company. There is no overnight street parking and residents are allowed to park overnight on the street six times a year. Because they work opposite shifts they are always moving cars around. C. Chevalier presented a letter from their neighbor that stated he has no issue with the expansion.

A conversation then ensued between Board members and the applicant. G. Babcock asked when the driveway work was done. C. Chevalier stated the work was completed at the end of June. She then explained to Board members the extent of the work done.

G. Babcock stated that this is a small lot and does not have an issue with the work that was done. All were in agreement.

A motion was made by R. Marx and seconded by G. Babcock to grant the variance as requested. Motion carried. (3-0)

2. Sarah Peters, Jones Signs, on behalf of Green Bay Area Public Schools, property owner, proposes to refurbish an existing monument sign in a Public Institutional (PI) District at 314 South Baird Street. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-2015, maximum size of an electronic message center.

Nick Lison – Jones Sign Company: N. Lison stated that Washington Middle School is proposing to replace a reader board with an electronic message center. They are asking for 8 sq. ft. over the allowed limit of 50 percent, which would be 55 - 60 percent with the sign area. The sign will be used for texting, Public Service Announcements, school events, and other activities going on in that area. He stated that by taking away the 8 sq. ft. from the display, they would be losing so many characters of display per line which will take away the effect of the sign.

G. Babcock asked if a new structure would have to be created for the message center. N. Lison stated no, that the reader board cabinet will be removed and the message center board will be set into the current structure.

A conversation then ensued between Board members. G. Babcock has no issues with the request and sees the messaging center as a benefit to students and the community. T. Hoy agreed and stated that it is set back far enough off the street that it does not impact traffic visibility or cause any safety issues. R. Marx stated he too is in favor of the request.

A motion was made by G. Babcock and seconded by R. Marx to grant the variance as requested. Motion carried. (3-0)

3. Bob Mach, Mach IV Engineering & Surveying, LLC, on behalf of LDB Enterprises, property owner, proposes a building addition, reconfigure parking, and to remodel an existing showroom, shop and production area within a General Commercial (C1) District at 1811 East Mason Street. The applicant requests to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-810, Table 8-2, front and corner side yard setbacks, Section 814(b), Table 8-3 maximum area of an accessory use, Section 13-810, Table 8-2, impervious surface, and Section 13-1706, maximum driveway width.

Bob Mach – 211 N. Broadway & Mark Nysted – 374 Huron Rd: The applicants are asking for the following variances: Front and corner yard setbacks, maximum area of an accessory use, impervious surface and maximum driveway width. The building and area around the building have seen better days and they would like to remodel the entire area. Currently the building butts up against Schoen Street and is not in compliance with the ordinance. The parking is the same thing; they are paved all the way up to the setback along the entire east and north sides of the property and are encroaching along East Mason. Regarding green space, the current site is over by 8.3 percent. They are supposed to have 20 percent and they currently have 11 percent. They are proposing to increase the green space to 9 percent, which is increasing the impervious area by 2.7 percent. The last variance needed is for the driveway width located on the southeast side. This would allow for semi-trucks to enter property safely for deliveries. The main reason for these requests is due to the fact that there is no land around them that can be purchased for their expansion.

A discussion ensued between Board members and the applicants regarding the site plan. The discussion included green space, the parking area, and the new driveway area.

A conversation ensued between Board members. R. Marx stated that the setback is not an issue and due to the uniqueness of the project and building, he does not have an issue with granting

the variances. He stated the only issue he is concerned about is reducing the green space; however, adding catch basins is a good trade off.

G. Babcock asked P. Neumeyer how many variances are being requested tonight. P. Neumeyer stated there are actually five variances that are being requested, with the fifth being the space between the two driveways. The ordinance states 200 ft. between the two two-way drives is needed.

T. Hoy stated that when he drove by the property he did notice the green space, especially the islands. He also was happy with how far the building is set back. G. Babcock stated he likes the way the building sits, however, does not like the fact that they are losing green space, but feels the project is still going to look nice. R. Marx asked P. Neumeyer if it's Schoen Street where the driveways are too close together. He stated yes and also the driveway on East Mason.

A motion was made by R. Marx and seconded by G. Babcock to grant the following variances as requested: a zero ft. setback, decrease in impervious coverage, driveway width from 25 ft. to 35 ft., and allow both sets of driveways along East Mason and Schoen Streets to be closer than the 200 ft., and maximum use of an accessory use of more than 40 percent. Motion carried. (3-0)

4. Larry Skinkis, property owner, proposes to add a 5 ft. x 21 ft. porch to the front of a home in a Low Density Residential (R1) District at 709 Gallagher. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-604, Table 6-2, note (c), front yard setback.

Larry Skinkis – 709 Gallagher: L. Skinkis stated that he would like to build a larger porch on the front of his house. The porch will be 5 ft. x 21 ft. in size and approximately 24 ft. from the front sidewalk. He stated that some porches in the area are an average of 23.9 ft. from the front sidewalk. R. Marx asked if any of the neighbors have an issue with his project. L. Skinkis stated they did not. T. Hoy asked him if he was building the same type of porch as his neighbors down the street. He stated that was correct. T. Hoy stated that most houses in the area do not have porches.

A conversation then ensued between Board members. R. Marx stated that he believes this will blend in with neighborhood and does not have an issue with the request. Also, due the fact that a neighbor had a variance previously granted for the same type of request, he doesn't see an issue with granting the variance. Both G. Babcock and T. Hoy agreed.

A motion was made by G. Babcock and seconded by R. Marx to grant the variance as requested. Motion carried. (3-0)

5. Aaron Breitenfeldt, Robert E. Lee & Associates, on behalf of Gandrud Motor Company, property owner, proposes to reconstruct an existing parking lot and construct a new parking lot in a Highway Commercial (C2) District at 2300 Auto Plaza Way. The applicant requests to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-810, Table 8-2, front yard setbacks, Section 13-810, Table 8-2, impervious surface, and Section 13-1821(a) (1) & (d)(1), interior lot landscaping.

Jared Schmidt – 1250 Centennial Centre Blvd: J. Schmidt stated he is with Robert E. Lee & Associates and has been working with Gandrud Motor Company on this current project. They would like to expand the vehicle display area out into the remaining green space that the site has in order to display more new and used vehicles in the front as they continue to sell more vehicles and increase their inventory. The variances they are looking at are the reduction of interior green

space and to reconstruct an existing parking lot to keep their display area looking clean for the company as well as Auto Plaza Drive.

P. Neumeyer clarified the variances being requested tonight to include impervious surface, interior lot landscaping and front yard setbacks. R. Marx asked what the front yard setback was. J. Schmidt stated that the current ordinance states that 15 ft. of green space is needed. They are asking to keep that pavement line consistent all throughout the Dodge dealership.

A conversation continued between the applicants and Board members regarding specifics of the site plan and the storm water system.

A conversation then ensued between Board members. No one had objections to the variances that were requested.

A motion was made by R. Marx and seconded by G. Babcock to grant the following variances as requested: front yard setbacks, impervious surface, and interior lot landscaping. Motion carried. (3-0)

A motion was made by R. Marx and seconded by G. Babcock to adjourn the meeting at 6:16 pm. Motion carried.

Meeting adjourned.